092.0	0010	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,100 /	718,100
					USE VALUE:	718,100 /	718,100
					ASSESSED:	718,100 /	718,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARSH HELEN S
Owner 2:	
Owner 3:	
Street 1:	90 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RAMCHAND KANCHAN V -
Owner 2:	RELWANI NAROTAM G -
Street 1:	90 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .204 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 2035 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8894.000	237,300		480,800	718,100
Total Card	0.204	237,300		480,800	718,100
Total Parcel	0.204	237,300		480,800	718,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.84 /Parcel: 352.84

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 60052

GIS Ref

GIS Ref

Insp Date 11/01/18

!7563!

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0010-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	237,300	0	8,894.	480,800	718,100		Year end	12/23/2021
2021	101	FV	229,100	0	8,894.	480,800	709,900		Year End Roll	12/10/2020
2020	101	FV	229,100	0	8,894.	480,800	709,900	709,900	Year End Roll	12/18/2019
2019	101	FV	199,400	0	8,894.	487,600	687,000	687,000	Year End Roll	1/3/2019
2018	101	FV	199,400	0	8,894.	364,000	563,400	563,400	Year End Roll	12/20/2017
2017	101	FV	199,400	0	8,894.	329,700	529,100	529,100	Year End Roll	1/3/2017
2016	101	FV	199,400	0	8,894.	315,900	515,300	515,300	Year End	1/4/2016
2015	101	FV	186,800	0	8,894.	267,900	454,700	454,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:47:05

LAST REV

Date	Time
05/07/19	14:32:28
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7563

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAMCHAND KANCHA	62138-597		6/28/2013		540,000	No	No		
PLUMMER LLOYD J	46755-613		12/30/2005		397,500	No	No		
	9137-350		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2015	1979	Redo Kit	30,600					
10/21/2009	1022	Re-Roof	3,850					
11/20/2007	1073	Manual	2,000					create finish stor

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	TTL REFUSAL	BS	Barbara S
12/23/2008	Meas/Inspect	163	PATRIOT
4/4/2006	MLS	MM	Mary M
10/26/2000	Hearing N/C	153	PATRIOT
2/4/2000	Meas/Inspect	264	PATRIOT
8/18/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60052
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8894		Sq. Ft.	Site		0	70.	0.77	5									480,775						480,800	

Total AC/HA:	0.20418	Total SF/SM:	8894	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	480,775	Spl Credit		Total:	480,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00088990
Adj $ / SQ:	148.632
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343875
Depreciation:	106601
Depreciated Total:	237274

COMMENTS

643-1811.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

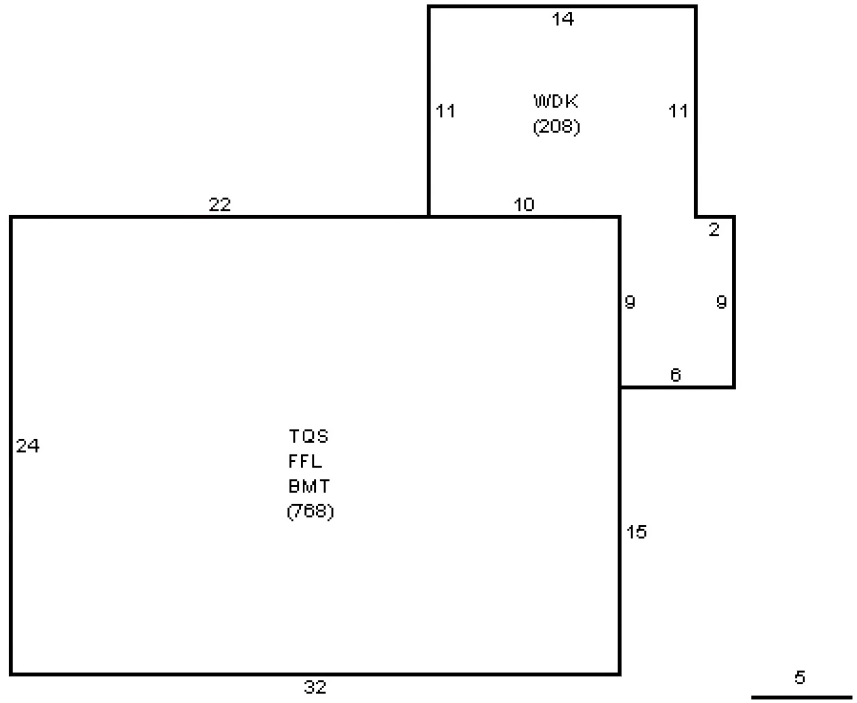
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.63
Special Features:	0	Val/Su Net:	102.28
Final Total:	237300	Val/Su SzAd	176.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	77.300	59,363
FFL	First Floor	768	148.630	114,149
TQS	3/4 Story	576	148.630	85,612
WDK	Deck	208	10.820	2,250
	Net Sketched Area:	2,320	Total:	261,374
Size Ad	1344	Gross Area	2512	FinArea 2035

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

092.0-0010-0008.0

IMAGE

AssessPro Patriot Properties, Inc